

## ***PLANNING, BUILDING AND CODE ENFORCEMENT DEPARTMENT***

### **Impact Analysis Report**

#### **OVERVIEW**

The Planning, Building and Code Enforcement Department administers a variety of fees and charges related to processing development permit applications; ensuring that construction in San José conforms to applicable building codes and regulations; ensuring the safety of multi-family housing units; providing solid waste enforcement; and other code enforcement and blight reduction programs.

It is estimated that the proposed Planning, Building and Code Enforcement Department fees and charges program for 2004-2005, excluding use of fee reserves, penalties and interest, will raise revenues of \$32,471,788, reflecting a cost recovery rate of 99.4%. This proposed cost recovery level represents an increase from the 2003-2004 adopted level of 97.5%.

Development activity in terms of Planning permit applications, Building permits, plan reviews and inspection activity has remained relatively constant over the last three years after the tremendous development boom that ended in 2000-2001. There has, however, been significant shifts away from commercial and industrial construction activity (where valuations are higher relative to corresponding service demand) toward residential construction activity which has resulted in declining construction valuations while service demand continued to grow slightly.

Compounding the difficulty in "right-sizing" the organization for a different level of development activity was an underlying imbalance between fees and the actual cost of providing the

service levels desired by the Department's customers. In an effort to address the long-term financial health of the development fee program and avoid the impacts on performance of not doing so, the City's development services partners (Planning, Building, Public Works and Fire) have held meetings with development industry groups to solicit feedback and stimulate discussion. This dialog with development customers has been ongoing and a partnership has been formed to find agreement on the appropriate balance point on the fee and performance continuum.

During eight years of unprecedented development activity, in the late 1990's and early 2000's the significant activity increases produced enough additional revenue to preclude the need to raise fees. This ended when minor increases in Planning fees and the Building hourly rate were necessary in the 2001-2002 budget. As a result, however, during that period, many development service fees fell 25 to 40% below the full cost of providing the service. To resolve this problem, the City Council adopted a plan to begin phasing-in fee increases to restore the program to a cost recovery basis in the 2002-2003 budget. At the same time, a total of 32.8 FTE positions were cut from the Planning and Building Fee Programs. During the boom years, the growing gap between fees and the cost of service were masked by the revenue surplus created by the boom in activity. During those years the Department struggled to hire and train staff fast enough to keep up with the increasing demand for services. As the boom ended, activity levels fell in all areas except residential alterations (where the largest cost recovery gap existed), service fees were not able to generate enough revenue to pay

**OVERVIEW (CONT'D.)**

for necessary resources – even at a significantly reduced staffing level – and the City was forced to supplement revenue collections with the use of reserves in the short term. In 2003-2004, in addition to the second phased increase, a new fee structure for residential projects was implemented in the Building Fee Program. This was the first phase of the implementation of a new fee methodology that is based on hourly staff costs and a historical analysis of service delivery time on different project types.

For 2004-2005, this methodology will be implemented for the residential plan review fees. An analysis of commercial and industrial projects will be performed over the next six months. Once the analysis is complete, a proposal to change the initial fee assessment for all building fees to a time based system will be brought to City Council.

In response to the City Council's Getting Families Back to Work Study Sessions, the adopted Economic Development Strategy, and recommendations from development industry groups, the City's development service partners are making great strides in the effort to provide seamless, predictable, and timely service to development customers. With a new emphasis on facilitating as opposed to simply regulating, staff from all four development fee programs meet regularly in an effort to ensure that the development process speaks to customers with one voice.

The budget balancing packages for the Planning and Building Fee Programs recommended in the Proposed Budget and in this

document rely on a number of common strategies: 1) programmed 3<sup>rd</sup> phase fee increases; 2) use of reserves; 3) new fees for service; and 4) a new fee structure for residential plan review fees. The aforementioned phased fee increases are designed to provide financial stability to the City's development services partners and enable the Planning and Building fee programs to maintain their core staffing level. In turn, this stability has allowed staff to improve performance. The Planning and Building programs are currently meeting or exceeding their cycle time targets. Adoption of the 2004-2005 proposed fee strategy would enable the Department to maintain or improve upon current service levels.

Fee increases are also proposed for Code Enforcement's major fee programs – the Solid Waste Enforcement Fee and the Multiple Housing Occupancy Fee – to cover base cost increases and maintain popular Code Enforcement programs. Code Enforcement's popular Landlord/Tenant Training Program is recommended for fee support from an increased Multiple Housing Occupancy Fee.

**Planning Fee Program**

The Planning Fee Program administers a variety of fees and charges related to processing development permit applications. Projected revenue for 2004-2005 is \$5,566,500, which is \$802,500 over 2003-2004 adopted levels.

Following a near record revenue receipt level of \$4.68 million in 2000-2001, Planning permit applications have remained relatively constant over the last three years. In 2002-2003, Planning fees fell to a level 35 to 40% under cost recovery. As

## **PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)**

### **Planning Fee Program (Cont'd.)**

was the case in the Building program, a significant gap between fees and costs had been masked by the increasing activity and evenue of the development boom. For a ten year period from 1992-1993 to 2002-2003, the only adjustment for staffing costs was a 3% increase in 1996-1997. Beginning in 2001-2002, the City Council approved a multi-year phase-in plan for Planning fee increases. This action was taken in accordance with the Council policy which states that development services should be 100% cost recovery and recognized the increased need for the City to maintain service level competitiveness in an economy with more limited development opportunities.

As a part of the 2003-2004 budget process, the City Council approved the second phase of a three-year phased plan for Planning fee increases. In addition, a total of 1.5 FTE positions were eliminated to reduce costs. Also, new fees were authorized to cover services previously provided to customers free of charge by fee program staff.

A 2004-2005 \$366,500 shortfall between costs and projected revenues is proposed to be eliminated with the fee increases programmed for the third year of the three-year plan. This third phase includes a 7% revenue increase, which would bring the Planning Fee Program to 97.3% cost recovery. While some fees remain unchanged, fee increases range from 4% to 12% depending on the cost recovery status of the particular fee.

In addition to the third phase increases noted above, the Proposed Budget balancing package for the Planning development program includes the deletion of a Staff

Specialist, the conversion of one part-time Planner to full-time, addition of Planning Technician to offset the loss of a General Fund Planner and the reduction of Planning staffing supported by Building Fees (2.0) and the Redevelopment Agency (0.78) in 2003-2004 and the use of \$166,817 in funds from the Planning Fee Reserve.

While Council policy and the funding realities facing local government require the City to pass on service cost increases to development customers through higher fees, the Planning fee program has actively pursued operational efficiencies and looked to improve services provided so that applicants receive good value for their money. Examples of customer service and cost containment improvements that are already implemented or underway include: single-family house permits no longer require City Council approval; adoption of Downtown Zoning and Design guidelines; lowered parking ratios for shopping centers greater than 100,000 sq.ft and allowing concurrent approval of PD Zoning and Permit by Council. In addition to regulation changes, there have been organizational changes that have been implemented in order to improve performance.

An additional Planner and Senior Planner have been assigned to the Building Counter to incorporate planning approvals of small changes with building permits. In addition, staff that had been devoted to technology and process improvement efforts have been moved to permitting services.

The program is now exceeding both its cycle time targets (Initial Review Turn-Around Time in 30 days – 90%) and its quality measure (Complete and Thorough Review in First Cycle – 90%). In order to continue to achieve these cycle time

**Planning Fee Program (Cont'd.)**

targets and to improve upon the quality of the reviews, a small project team is being established to keep small projects from getting stuck behind large, high profile projects. In addition, billing/deposit accounting for minor fee charges are being used to keep projects moving with less administrative costs.

**General Plan Update**

State legislation authorizes cities to place a surcharge on development permits to fund updates of their General Plan. Accordingly, included in the Proposed Budget is a 1.25% surcharge to be applied to all Entitlement and Building permit fees. The Update will take place over a two-year period from mid-2006 until mid-2008. The fee has been structured to raise \$200,000 per year for four years to fully fund the non-personal and consultant costs of the process. Beginning in 2008-2009, the fee will be lowered slightly in order to implement a fee schedule that will recover the cost for the next update over a 10-year period.

**Building Fee Program**

The Building Fee Program also embarked on a multi-year phase-in plan to address its large revenue to cost shortfall. In addition to the multi-year phase-in of fee increases and expenditure reduction plans since 2001-2002, the Department developed a new building fee structure for residential projects that was based on a detailed historical analysis of resources required by this category of projects in 2003-2004. In 2003-2004, fee increases were approved that did not close the full

cost recovery gap. A third year phased increase was planned for 2004-2005 to mitigate the size of the increase in 2003-2004.

A projected 2004-2005 \$890,000 shortfall between costs and projected revenues in the Building Fee Program is proposed to be eliminated through fee increases programmed for the final year of the phased-in plan. This phase would generate a revenue increase of 4.3% and restore this program to 100% cost recovery for the first time since 1999-2000.

The methodology shift made by Building in 2003-2004 for residential projects, fixed the structural imbalance that existed and has allowed Building to meet established customer service targets more consistently than in previous years. The changes were the first phase of a transition to a fee structure based on the time it takes to deliver service instead of on valuation.

While less efficient applicants who require more service may pay a higher fee under this method, they only pay for the actual processing time their project consumes. Staff has received positive feedback from the development community in discussions about these changes – particularly about the basic equity of this approach.

A new time tracking methodology has been fully implemented across all sectors in the Building program, but the new method of setting the initial fee on the basis of historical service data has only been implemented for residential inspection fees. The Building Division has now completed the analysis of residential plan review fees and will implement the new methodology in this sector for 2004-2005. Both the Fire Department and the Building program will be completing an

**Building Fee Program (Cont'd.)**

analysis of commercial and industrial projects within the next six months. Once this analysis is completed, the City's development service partners will return to the City Council with a proposal to change the initial fee assessment methodology for all Building and Fire fees to a time based system.

The new methodology changes have generated very positive results and are intended to eliminate the possibility of subsidization of one project by another. Requests for inspection stops have declined, inspection time per stop has declined, and the percent of inspections requested that are actually ready for inspection has greatly increased. As a result, inspector productivity and efficiency has increased. For the customer, this means City staff are more likely to be able to respond to their request in a timely manner. The Building Program has also experienced an increase in the quality of plans submitted which has resulted in reduced review cycles and less time required per review cycle.

The improvement in cost recovery has allowed the department to improve cycle times. Next day building inspection response has improved from 52% in 2002-2003 to 79% in 2003-2004 and are projected to increase to 85% in 2004-2005. Plan check processing targets are being met 85% (up from 80% in 2002-2003) of the time in 2003-2004 and a new target of 100% is proposed for 2004-2005.

Another major change approved in 2003-2004, was the option of purchasing a higher service level – guaranteed next day inspections and expedited plan checks – at a higher, fully cost recovery price. The availability of this option has proved to be very popular. Currently 60% of Building Division customers are utilizing one of the premium service options that are tailored to different size projects, due to increased speed and certainty of service delivery. These “Express Plan Review” and “Intermediate Plan Review” options have allowed a wider range of projects to be processed with same-day over-the-counter service. For “Expedited Plan Review”, the Building Program assesses a service fee with a 50% premium on the normal hourly rate to offset the cost of providing guaranteed availability of staffing for expedited review processing. This premium fee also includes an increment that provides additional resources to ensure that projects on the normal review track are not delayed by the dedication of staff to expedited processing. Despite the higher per hour cost, “Expedited Plan Review” is actually more efficient due to the utilization of an integrated process. Frequently, the time savings results in an overall cost to the customer that is actually less than the fee assessed for the regular review process. The customer receives an expedited quality service at a lower cost.

There are no staffing changes proposed for the Building Fee Program in 2004-2005. Additional resources (two Building Inspectors and two Permit Specialists) were added during 2003-2004 to address the increased workload of the higher service level. These new resources are fully supported by this new fee structure in 2004-2005.

### **Code Enforcement Fees Program**

The Code Enforcement Division collects fees for multiple housing permits, solid waste enforcement, neglected/vacant building registration, landfill closure and post closures, auto dismantler permits, and the abandoned shopping cart program. For 2004-2005, a 1.6% increase for the Multiple Housing Occupancy Fee is recommended along with a few small volume fee adjustments related to multiple housing inspection. This fee adjustment will allow the program to remain at a full cost recovery level, while preserving the highly successful multiple housing landlord/tenant training program by absorbing the cost and preventing the deletion of the 0.5 FTE Inspector who organizes and conducts the trainings. A 6.7% fee increase is recommended for the Solid Waste Enforcement Program to cover cost increases.

Also proposed for increases are the Neglected/Vacant House Registration Fee and the fee for the Abandoned Cart Program. The former fee is adjusted to cost recovery at \$360 per quarter per house, and the latter fee has an incremental fee increase at \$200 per year.

The Automobile Dismantler Permit is recommended to be increased 3.1% (from \$291/year to \$300/year) to remain at the 100% cost recovery level.

### **SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS**

For 2004-2005, the following Planning, Building and Code Enforcement fee charges are recommended in order to maintain

cost-recovery levels in these categories:

- ***Planning Fees (the 10% record retention charge has been included in these fees)*** – Revised fee structure to improve cost recovery from 95.3% to 97.3% for Planned Development Prezonings/Rezoning, Conventional Prezonings/Rezoning, Planned Development Permits, Environmental Clearance, Williamson Act, Annexations, Tentative Maps, Site Development Permits, Conditional Use Permits, Miscellaneous Permits, General Plan Amendments, Special Use Permits, Street Renaming Fee, and Single Family House Permits;
- ***Refund Processing Fee/Planning*** – Establishes a fee for Refund Processing for withdrawal, cancellation or overpayment;
- ***Planning Fees (that do not include a record retention component)*** – Revised fee structure to improve cost recovery for Preliminary Review Fees, Public Information Services Fees, and Public Noticing Fees;
- ***Planning Hourly Rate*** – Increases the Hourly Charge of \$110 per hour for miscellaneous planning services to \$124 per hour to improve cost recovery to 97.3%;
- ***New Planning Cost Recovery Fees*** – Establishes fees for: Photocopies 11 x 17 Z-fold copies;
- ***General Plan Update Fee*** – Establishes a surcharge of 1.25% to be applied to all Entitlement fees and Building

## **PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)**

### ***SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS (CONT'D.)***

Permit fees to be used to fund a General Plan Update;

- ***Record Retention Fee/Document Imaging - Building*** – An increase from 5% to 10% of the permit application with a minimum of \$15 and maximum of \$2,000. For those who submit plans electronically, the fee will remain at 5% of the permit application cost with the same minimum and maximum;
- ***Building Fees*** – Revised fee structure to improve cost recovery from 97.9% to 100% for Permit Processing, Minimum Fees (Minimum Plan Check Fee and Minimum Permit Fee), Special Inspections and Services, Building Plan Checking, Building, Plumbing, Mechanical and Electrical Permits, Compliance Reports, Annual Maintenance Permit Fee, Rough Framing Fee, and Temporary Certificate of Occupancy;
- ***Record Retention Fee/Document Imaging - Building*** – An increase from 5% to 10% of the permit application with a minimum of \$15 and maximum of \$2,000. For those who submit plans electronically, the fee will remain at 5% of the permit application cost with the same minimum and maximum;
- ***Building Hourly Rates*** – Increases the Building hourly rates for: Inspection – from \$162 per hour to \$166 per hour and Plan Check – from \$135 per hour to \$170 per hour;
- ***New Building Fees*** – Establishes a new fee of \$35 per request for Refund Processing for withdrawals, cancellations or overpayments; and a Plan Authorization Process fee of \$35 per request;
- ***Plan Retrieval from Record Center Fee*** – Elimination of this fee;
- ***Multiple Housing Occupancy Fee*** – An increase from \$30.94 to \$31.45 per unit;
- ***Multiple Housing Reinspection Fee*** – An increase from \$154 to \$156.30 per building;
- ***Neglected/Vacant House Registration Fee*** – An increase from \$359 to \$360 per quarter per house;
- ***Multiple Housing Reinstatement Fee*** – An increase from \$784 to \$799 per building;
- ***Solid Waste Enforcement Fee*** – An increase from \$0.75 to \$0.80 per ton;
- ***Automobile Dismantler Fee*** – An increase from \$291 per year to \$300 per year.

***NOTIFICATION***

General public notice of the proposed fee changes was provided through published Council hearing dates and a minimum of ten days for public review of 2004-2005 Proposed Fees and Charges Report. Multiple Housing related fees were discussed with the Tri-County Apartment Association on April 28, 2004. The Solid Waste fee increase was discussed with landfill operators on May 6, 2004. Development services increases were discussed with customers at several public forums throughout March and April.



**DEPARTMENTAL FEES & CHARGES**
**PLANNING, BUILDING AND CODE ENFORCEMENT**

| Service  | Adopted<br>2003-2004 Fee   | Council Policy<br>Cost Recovery<br>Category | Adopted<br>Cost<br>Recovery % | Proposed 2004-2005 Fee             | 2004-2005<br>Estimated<br>Cost | Estimated 2004-2005 Revenue |                 | % Cost Recovery |                 |
|--|--|---|-------------------------------|------------------------------------|--------------------------------|-----------------------------|-----------------|-----------------|-----------------|
|  |  |   |                               |                                    |                                | Current<br>Fee              | Proposed<br>Fee | Current<br>Fee  | Proposed<br>Fee |
| PLANNING FEE PROGRAM   |  |   |                               |                                    |                                |                             |                 |                 |                 |
| 1. SALE OF PUBLICATIONS & PHOTOCOPIES                                  |  | Category II                                 |                               |                                    |                                |                             |                 |                 |                 |
| a. Sale of Publications  | 100% of printing cost  |   |                               | No Change                          |                                |                             |                 |                 |                 |
| b. Photocopies   |  |   |                               | " "                                |                                |                             |                 |                 |                 |
| • 8 1/2 X 11   | \$0.15 each page   |   |                               | " "                                |                                |                             |                 |                 |                 |
| • 11 X 17  | \$0.25 each page   |   |                               | \$0.33 for each page               |                                |                             |                 |                 |                 |
| • 11 X 17 Z-Fold Copies  | New Fee  |   |                               | No Change                          |                                |                             |                 |                 |                 |
| • Microfiche/Microfilm   | \$3.50 for first image plus \$0.25   |   |                               | " "                                |                                |                             |                 |                 |                 |
| c. Optical image reproduction  |  |   |                               | " "                                |                                |                             |                 |                 |                 |
| • 8 1/2 X 11   | \$0.25 for each page   |   |                               | " "                                |                                |                             |                 |                 |                 |
| • Plans/Drawings   | \$4.50 for each page   |   |                               |                                    |                                |                             |                 |                 |                 |
| 2. RECORD RETENTION/<br>MICROFILMING                                   | 2nd year phase-in to 10% of permit/land use with a \$15 min and \$2,000 maximum; fee will not exist as a separate category but rolled into permit cost | Category I                                  |                               | No Change                          |                                |                             |                 |                 |                 |
| a. Refund Processing Fee - for withdrawal, cancellation or overpayment | New Fee  |   |                               | \$35                               |                                |                             |                 |                 |                 |
| 3. HOURLY RATE FOR PLANNING SERVICES w/o DESIGNATED FEE                | \$110 per hour   | Category 1                                  |                               | \$124 per hour                     |                                |                             |                 |                 |                 |
| 4. PLANNED DEVELOPMENT (PD) PREZONINGS/REZONINGS                       | See Revised Exhibit A  | Category I                                  |                               | See Revised Exhibit A              |                                |                             |                 |                 |                 |
| 5. CONVENTIONAL PREZONINGS/REZONINGS                                   | \$3,836+\$895/acre or partial acre   | Category I                                  |                               | \$4,175+\$975/acre or partial acre |                                |                             |                 |                 |                 |
| 6. PLANNED DEVELOPMENT (PD) PERMITS                                    | See Revised Exhibit B  | Category I                                  |                               | See Revised Exhibit B              |                                |                             |                 |                 |                 |
| • Adjustments  | \$242  |   |                               | No Change                          |                                |                             |                 |                 |                 |
| • Adjustments - Major  | \$600  |   |                               | " "                                |                                |                             |                 |                 |                 |
| • Amendments-Other Than Time Ext                                       | \$1,376  |   |                               | \$1,480                            |                                |                             |                 |                 |                 |
| 7. ENVIRONMENTAL CLEARANCE   |  | Category I                                  |                               |                                    |                                |                             |                 |                 |                 |
| a. Negative Declaration  | \$1,940  |   |                               | \$2,175                            |                                |                             |                 |                 |                 |
| b. Appeal  | \$100  |   |                               | No Change                          |                                |                             |                 |                 |                 |

**DEPARTMENTAL FEES & CHARGES**
**PLANNING, BUILDING AND CODE ENFORCEMENT**

| Service  | Adopted<br>2003-2004 Fee | Council Policy<br>Cost Recovery<br>Category | Adopted<br>Cost<br>Recovery % | Proposed 2004-2005 Fee | 2004-2005<br>Estimated<br>Cost | Estimated 2004-2005 Revenue |                 | % Cost Recovery |                 |
|--|--------------------------|---|-------------------------------|------------------------|--------------------------------|-----------------------------|-----------------|-----------------|-----------------|
|  |                          |   |                               |                        |                                | Current<br>Fee              | Proposed<br>Fee | Current<br>Fee  | Proposed<br>Fee |
| <b>7. ENVIRONMENTAL CLEARANCE (CONT'D.)</b>              |                          | Category I                                  |                               |                        |                                |                             |                 |                 |                 |
| c. Mitigation Monitoring Fee for<br>Negative Declaration | \$330                    |   |                               | \$370                  |                                |                             |                 |                 |                 |
| d. EIR   | See Revised Exhibit C    |   |                               | See Revised Exhibit C  |                                |                             |                 |                 |                 |
| e. Exemption   | \$210                    |   |                               | \$235                  |                                |                             |                 |                 |                 |
| f. Exemption - Electronic                                | \$110                    |   |                               | \$124                  |                                |                             |                 |                 |                 |
| <b>8. WILLIAMSON ACT</b>                                 |                          | Category I                                  |                               |                        |                                |                             |                 |                 |                 |
| a. Application   | \$1,645                  |   |                               | No Change              |                                |                             |                 |                 |                 |
| b. Cancellation  | \$8,525                  |   |                               | " "                    |                                |                             |                 |                 |                 |
| c. Extension   | \$760                    |   |                               | " "                    |                                |                             |                 |                 |                 |
| d. Alternate Use Amendment                               | \$913                    |   |                               | " "                    |                                |                             |                 |                 |                 |
| <b>9. ANNEXATIONS</b>                                    |                          | Category I                                  |                               |                        |                                |                             |                 |                 |                 |
| a. 0-1 acre  | \$3,620                  |   |                               | \$3,800                |                                |                             |                 |                 |                 |
| b. 1-2 acres   | \$6,210                  |   |                               | \$6,520                |                                |                             |                 |                 |                 |
| c. 2-3 acres   | \$7,790                  |   |                               | \$8,180                |                                |                             |                 |                 |                 |
| d. 3-5 acres   | \$9,375                  |   |                               | \$9,845                |                                |                             |                 |                 |                 |
| e. Over 5 acres  | \$10,715                 |   |                               | \$11,250               |                                |                             |                 |                 |                 |
| <b>10. TENTATIVE MAP</b>                                 |                          | Category I                                  |                               |                        |                                |                             |                 |                 |                 |
| a. Subdivision   | \$3,320*                 |   |                               | \$3,570*               |                                |                             |                 |                 |                 |
| b. Vested Maps   | \$3,320*                 |   |                               | \$3,570*               |                                |                             |                 |                 |                 |
| c. Combining Parcels                                     | \$1,070                  |   |                               | \$1,150                |                                |                             |                 |                 |                 |
| d. Certification of Compliance                           | \$1,840                  |   |                               | \$1,980                |                                |                             |                 |                 |                 |
| e. Lot Line Adjustment                                   | \$1,175                  |   |                               | \$1,265                |                                |                             |                 |                 |                 |
| f. Extensions  | \$740                    |   |                               | \$795                  |                                |                             |                 |                 |                 |
| g. Reversion Acreage                                     | \$460                    |   |                               | \$495                  |                                |                             |                 |                 |                 |
| h. Release Covenant of Easement                          | \$1,490                  |   |                               | \$1,600                |                                |                             |                 |                 |                 |
| i. Condominium Map                                       | \$3,320                  |   |                               | \$3,570                |                                |                             |                 |                 |                 |
| j. Amend to Vested Subdiv Map                            | \$3,320                  |   |                               | \$3,570                |                                |                             |                 |                 |                 |
| k. Vestment  | \$820                    |   |                               | \$880                  |                                |                             |                 |                 |                 |
| l. Hillside  | \$820                    |   |                               | \$880                  |                                |                             |                 |                 |                 |
| m. Lot Line Correction                                   | \$480                    |   |                               | \$515                  |                                |                             |                 |                 |                 |
| n. Final Map/Parcel Map Review                           | \$125                    |   |                               | \$135                  |                                |                             |                 |                 |                 |
| <b>11. SITE DEVELOPMENT PERMITS</b>                      | See Revised Exhibit D    | Category I                                  |                               | See Revised Exhibit D  |                                |                             |                 |                 |                 |
| • Adjustments  | \$262                    |   |                               | No Change              |                                |                             |                 |                 |                 |
| • Adjustments - Major                                    | \$600                    |   |                               | " "                    |                                |                             |                 |                 |                 |

\* Plus \$50 per lot or unit for first 100 lots + \$17 per lot or unit thereafter

**DEPARTMENTAL FEES & CHARGES**
**PLANNING, BUILDING AND CODE ENFORCEMENT**

| Service  | Adopted<br>2003-2004 Fee   | Council Policy<br>Cost Recovery<br>Category | Adopted<br>Cost<br>Recovery % | Proposed 2004-2005 Fee              | 2004-2005<br>Estimated<br>Cost | Estimated 2004-2005 Revenue |                 | % Cost Recovery |                 |
|--|--|---|-------------------------------|-------------------------------------|--------------------------------|-----------------------------|-----------------|-----------------|-----------------|
|  |  |   |                               |                                     |                                | Current<br>Fee              | Proposed<br>Fee | Current<br>Fee  | Proposed<br>Fee |
| <b>12. CONDITIONAL USE PERMITS</b>                   | See Revised Exhibit E  | Category I                                  |                               | See Revised Exhibit E               |                                |                             |                 |                 |                 |
| • Adjustments  | \$262  |   |                               | No Change                           |                                |                             |                 |                 |                 |
| • Adjustments - Major                                | \$600  |   |                               | " "                                 |                                |                             |                 |                 |                 |
| <b>13. MISCELLANEOUS PERMITS</b>                     |  | Category I                                  |                               |                                     |                                |                             |                 |                 |                 |
| a. Miscellaneous Permits & Variances/A-2 Adjustments | Varies dependent upon permit type  |   |                               | No Change                           |                                |                             |                 |                 |                 |
| b. Development Agreements                            |  |   |                               |                                     |                                |                             |                 |                 |                 |
| • Agreement  | \$8,900  |   |                               | \$9,525                             |                                |                             |                 |                 |                 |
| • Amendment  | \$4,500  |   |                               | \$4,815                             |                                |                             |                 |                 |                 |
| • Annual Monitoring                                  | \$550  |   |                               | \$590                               |                                |                             |                 |                 |                 |
| c. Historic Preservation Permit Fee                  | \$200  |   |                               | \$215                               |                                |                             |                 |                 |                 |
| d. Hist Preservation Permit Amend*                   | \$200  |   |                               | \$215                               |                                |                             |                 |                 |                 |
| e. Hist Preservation Permit Adjust*                  | \$150  |   |                               | \$160                               |                                |                             |                 |                 |                 |
| f. Historic Property Contract Application*           | \$1 for each \$1,000 of assessed valuation (minimum \$600 and max. of \$1,500 for single family home and \$2,500 for all other property) |   |                               | No Change                           |                                |                             |                 |                 |                 |
| g. Historic District Designation                     | \$700  |   |                               | \$750                               |                                |                             |                 |                 |                 |
| h. Development Variance Exception                    | \$1,200  |   |                               | \$1,285                             |                                |                             |                 |                 |                 |
| i. Sign Variance                                     | \$1,270  |   |                               | \$1,360                             |                                |                             |                 |                 |                 |
| j. Fence Variance                                    | \$500  |   |                               | \$535                               |                                |                             |                 |                 |                 |
| k. Appeals - Public                                  | \$100  |   |                               | No Change                           |                                |                             |                 |                 |                 |
| l. Appeals - Applicant                               | \$1,800  |   |                               | \$1,925                             |                                |                             |                 |                 |                 |
| m. Administrative Permit                             | \$640  |   |                               | \$685                               |                                |                             |                 |                 |                 |
| n. Height, Floor and/or Area Ratio Waivers           | \$2,175 + \$750 for ea floor over 8  |   |                               | \$2,325 + \$800 for ea floor over 8 |                                |                             |                 |                 |                 |
| o. Billboard Height Alter. Agreement                 | \$4,000  |   |                               | \$4,280                             |                                |                             |                 |                 |                 |
| p. Parking Structure Review                          | \$15,000   |   |                               | \$16,050                            |                                |                             |                 |                 |                 |
| q. Monopole Review                                   | \$2,200  |   |                               | \$2,355                             |                                |                             |                 |                 |                 |
| r. Phased Permit                                     | Additional charge of 50% of the permit fee for phased permit approval  |   |                               | No Change                           |                                |                             |                 |                 |                 |
| s. Supplemental Review Cycle                         | \$770  |   |                               | \$868                               |                                |                             |                 |                 |                 |
| t. Application Processing Time Extension             | Additional charge - 10% of permit fee  |   |                               | No Change                           |                                |                             |                 |                 |                 |
| u. Order to Show Cause                               | \$1,500  |   |                               | \$1,605                             |                                |                             |                 |                 |                 |
| v. Notice of Non-Compliance                          | \$550  |   |                               | \$590                               |                                |                             |                 |                 |                 |
| w. Compliance Review                                 | \$550  |   |                               | \$620                               |                                |                             |                 |                 |                 |
| x. Multiple Adjustment                               | \$524 (2 x normal processing fee)  |   |                               | No Change                           |                                |                             |                 |                 |                 |

\* Fee revisions were approved by City Council on January 27, 2004

**DEPARTMENTAL FEES & CHARGES**
**PLANNING, BUILDING AND CODE ENFORCEMENT**

| Service                                      | Adopted<br>2003-2004 Fee   | Council Policy<br>Cost Recovery<br>Category | Adopted<br>Cost<br>Recovery % | Proposed 2004-2005 Fee  | 2004-2005<br>Estimated<br>Cost | Estimated 2004-2005 Revenue |                 | % Cost Recovery |                 |
|--|--|---|-------------------------------|---|--------------------------------|-----------------------------|-----------------|-----------------|-----------------|
|  |  |   |                               |   |                                | Current<br>Fee              | Proposed<br>Fee | Current<br>Fee  | Proposed<br>Fee |
| <b>13. MISCELLANEOUS PERMITS</b><br>(CONTD.) |  |   |                               |   |                                |                             |                 |                 |                 |
| y. Multiple Sign Adjustment Surcharge        | \$26 (1/10 of full fee for additional signs)                           |   |                               | No Change   |                                |                             |                 |                 |                 |
| z. Consultation Fee-Permit/Sign Adjust       | \$110 per hour   |   |                               | \$124 per hour  |                                |                             |                 |                 |                 |
| aa. Community Meeting Fee                    | \$570  |   |                               | \$610   |                                |                             |                 |                 |                 |
| bb. Reasonable Accommodation Fee             | \$525  |   |                               | \$560   |                                |                             |                 |                 |                 |
| <b>14. GENERAL PLAN AMENDMENTS</b>           |  | Category I                                  |                               |   |                                |                             |                 |                 |                 |
| a. 3 acres or less                           | \$4,820  |   |                               | \$5,200   |                                |                             |                 |                 |                 |
| b. All Others                                | \$9,320 + \$88 per acre for first 100 acres & \$46 per acre thereafter |   |                               | \$1000 + \$95 per acre for first 100 acres & \$50 per acre thereafter |                                |                             |                 |                 |                 |
| c. Additional Charges                        |  |   |                               |   |                                |                             |                 |                 |                 |
| • Expanded Urban Service Area                | \$6,750  |   |                               | \$7,290   |                                |                             |                 |                 |                 |
| • Non-Urban Hillside                         | \$6,750  |   |                               | \$7,290   |                                |                             |                 |                 |                 |
| • Flexible Landuse Boundary                  | \$5,465  |   |                               | \$5,900   |                                |                             |                 |                 |                 |
| • Mixed Use Designation                      | \$7,390  |   |                               | \$7,980   |                                |                             |                 |                 |                 |
| • General Plan Text Amendment                | \$3,530  |   |                               | \$3,810   |                                |                             |                 |                 |                 |
| • Specific Plan Text Amendment               | \$3,530  |   |                               | \$3,810   |                                |                             |                 |                 |                 |
| • Combined GP&SP Text Amend.                 | \$3,530  |   |                               | \$3,810   |                                |                             |                 |                 |                 |
| • Reprocessing fee for deferred amendments   | Substantive: 75% of current fee<br>Non-Substantive: 50% of current fee |   |                               | No Change   |                                |                             |                 |                 |                 |
| • Expansion of Urban Service Area            | \$6,332  |   |                               | \$6,840   |                                |                             |                 |                 |                 |
| d. Urban Growth Boundary Modifications       |  |   |                               |   |                                |                             |                 |                 |                 |
| • Determination of minor/significant         | \$4,175  |   |                               | \$4,510   |                                |                             |                 |                 |                 |
| • Processing for minor modification          | \$8,360  |   |                               | \$9,030   |                                |                             |                 |                 |                 |
| • Significant Modifications:                 |  |   |                               |   |                                |                             |                 |                 |                 |
| Comprehensive Update                         | \$8,360 + \$80 per acre  |   |                               | \$9,030 + \$86 per acre   |                                |                             |                 |                 |                 |
| All extraordinary costs of special studies   | TBD  |   |                               | TBD   |                                |                             |                 |                 |                 |
| <b>15. SPECIAL USE PERMIT</b>                | \$1,075  | Category I                                  |                               | \$1,150   |                                |                             |                 |                 |                 |
| a. Amendment                                 | \$775  |   |                               | \$830   |                                |                             |                 |                 |                 |
| b. Renewal                                   | \$325  |   |                               | \$350   |                                |                             |                 |                 |                 |
| c. Church-Homeless Shelter                   | \$5  |   |                               | No Change   |                                |                             |                 |                 |                 |
| <b>16. SPECIFIC PLAN REIMBURSEMENT</b>       |  | Category I                                  |                               |   |                                |                             |                 |                 |                 |
| a. Communications Hill                       | \$336 per acre   |   |                               | No Change   |                                |                             |                 |                 |                 |
| b. Evergreen                                 | \$1,140 per acre   |   |                               | " "   |                                |                             |                 |                 |                 |

**DEPARTMENTAL FEES & CHARGES**
**PLANNING, BUILDING AND CODE ENFORCEMENT**

| Service  | Adopted<br>2003-2004 Fee  | Council Policy<br>Cost Recovery<br>Category | Adopted<br>Cost<br>Recovery % | Proposed 2004-2005 Fee      | 2004-2005<br>Estimated<br>Cost | Estimated 2004-2005 Revenue |                 | % Cost Recovery |                 |
|--|---|---|-------------------------------|-----------------------------|--------------------------------|-----------------------------|-----------------|-----------------|-----------------|
|  |   |   |                               |                             |                                | Current<br>Fee              | Proposed<br>Fee | Current<br>Fee  | Proposed<br>Fee |
| <b>17. STREET RENAMING FEE</b>                                 |   | Category I                                  |                               |                             |                                |                             |                 |                 |                 |
| a. 5 or fewer properties                                       | \$490   |   |                               | \$525                       |                                |                             |                 |                 |                 |
| b. 6 or more properties  | \$1,060 + \$15 per property                                     |   |                               | \$1,135 + \$16 per property |                                |                             |                 |                 |                 |
| <b>18. DEFICIENCY PLAN<br/>PROCESSING FEE</b>                  | \$10,000 base fee<br>\$2,000 for each additional<br>facility    | Category I                                  |                               | No Change<br>" "            |                                |                             |                 |                 |                 |
| <b>19. DEFICIENCY PLAN<br/>REUSE FEE</b>                       | \$600 for 0-50,000 ft., plus<br>\$250 for each addtl 50,000 ft. | Category I                                  |                               | No Change<br>" "            |                                |                             |                 |                 |                 |
| <b>20. LIQUOR LICENSE<br/>EXCEPTION PERMIT FEE</b>             | \$1,020   | Category I                                  |                               | No Change                   |                                |                             |                 |                 |                 |
| <b>21. SINGLE FAMILY HOUSE PERMIT</b>                          |   | Category I                                  |                               |                             |                                |                             |                 |                 |                 |
| a. Administrative Determination                                | \$575   |   |                               | \$615                       |                                |                             |                 |                 |                 |
| b. Public Hearing - Director                                   | \$1,500   |   |                               | \$1,600                     |                                |                             |                 |                 |                 |
| c. Public Hearing - City Council                               | \$2,500   |   |                               | Eliminate                   |                                |                             |                 |                 |                 |
| <b>22. TREE REMOVAL PERMIT</b>                                 |   | Category I                                  |                               |                             |                                |                             |                 |                 |                 |
| a. Existing Single Family Development                          | \$0   |   |                               | No Change<br>" "            |                                |                             |                 |                 |                 |
| b. Included with Development Permit                            | \$0   |   |                               | " "                         |                                |                             |                 |                 |                 |
| c. Stand Alone Tree Removal Permit                             | \$1,025   |   |                               | " "                         |                                |                             |                 |                 |                 |
| d. Heritage Tree Surcharge<br>(City or County)                 | \$1,025   |   |                               | " "                         |                                |                             |                 |                 |                 |
| e. Dead Tree - Single Family                                   | \$0   |   |                               | " "                         |                                |                             |                 |                 |                 |
| f. Dead Tree - Other Than Single<br>Family                     | Requires permit adjustment                                      |   |                               | " "                         |                                |                             |                 |                 |                 |
| <b>23. PUBLIC NOTICING FEE</b>                                 | See Exhibit F   | Category I                                  |                               | See Revised Exhibit F       |                                |                             |                 |                 |                 |
| <b>24. PRELIMINARY REVIEW FEE</b>                              |   | Category I                                  |                               |                             |                                |                             |                 |                 |                 |
| a. Focused Preliminary Review                                  | \$220   |   |                               | \$248                       |                                |                             |                 |                 |                 |
| b. Focused Preliminary Review-<br>Existing Single Family House | \$55  |   |                               | \$62                        |                                |                             |                 |                 |                 |
| c. Comprehensive Review - Pre-<br>Application                  | \$1,045   |   |                               | \$1,178                     |                                |                             |                 |                 |                 |
| d. Additional Services:  |   |   |                               |                             |                                |                             |                 |                 |                 |
| - Site Check   | \$110   |   |                               | \$124                       |                                |                             |                 |                 |                 |
| - Meeting with Project Manager                                 | \$110   |   |                               | \$124                       |                                |                             |                 |                 |                 |
| - Preliminary Check List                                       | \$55  |   |                               | \$62                        |                                |                             |                 |                 |                 |
| - Inter-Departmental Proj. Meeting                             | \$440   |   |                               | \$496                       |                                |                             |                 |                 |                 |
| - Preliminary Report   | \$165   |   |                               | \$186                       |                                |                             |                 |                 |                 |

**DEPARTMENTAL FEES & CHARGES**
**PLANNING, BUILDING AND CODE ENFORCEMENT**

| Service  | Adopted<br>2003-2004 Fee                   | Council Policy<br>Cost Recovery<br>Category | Adopted<br>Cost<br>Recovery % | Proposed 2004-2005 Fee   | 2004-2005<br>Estimated<br>Cost | Estimated 2004-2005 Revenue |                  | % Cost Recovery |                 |
|--|--|---|-------------------------------|--|--------------------------------|-----------------------------|------------------|-----------------|-----------------|
|  |  |   |                               |  |                                | Current<br>Fee              | Proposed<br>Fee  | Current<br>Fee  | Proposed<br>Fee |
| <b>24. PRELIMINARY REVIEW FEE</b><br>(CONT'D.)<br>d. Additional Services (Cont'd.):<br>- Technical Report Review | \$220                                      | Category I                                  |                               | \$248  |                                |                             |                  |                 |                 |
| <b>25. PUBLIC INFORMATION SERVICES</b>   |  |   |                               |  |                                |                             |                  |                 |                 |
| a. Alcoholic Beverage License<br>Verification  | \$165+\$27.50 per 1/4 hr after<br>1.5 hrs  |   |                               | \$186+\$31 per 1/4 hr after<br>1.5 hrs                                 |                                |                             |                  |                 |                 |
| b. Dept. of Motor Vehicles Verification  | \$220+\$27.50 per 1/4 hr after<br>2 hrs    |   |                               | \$248+\$31 per 1/4 hr after<br>2 hrs                                   |                                |                             |                  |                 |                 |
| c. Legal Non-Conforming Verification   | \$385+\$27.50 per 1/4 hr after<br>3.5 hrs  |   |                               | \$434+\$31 per 1/4 hr after<br>3.5 hrs                                 |                                |                             |                  |                 |                 |
| d. Basic Zoning Letter   | \$165+\$27.50 per 1/4 hr after<br>1.5 hrs  |   |                               | \$186+\$31 per 1/4 hr after<br>1.5 hrs                                 |                                |                             |                  |                 |                 |
| e. Massage Letter  | \$165+\$27.50 per 1/4 hr after<br>1.5 hrs  |   |                               | \$186+\$31 per 1/4 hr after<br>1.5 hrs                                 |                                |                             |                  |                 |                 |
| f. Reconstruction of Legal Non-<br>Conforming Structures   | \$165+\$27.50 per 1/4 hr after<br>1.5 hrs  |   |                               | \$186+\$31 per 1/4 hr after<br>1.5 hrs                                 |                                |                             |                  |                 |                 |
| g. Comprehensive Research Letter   | \$237+\$27.50 per 1/4 hr after<br>2.25 hrs |   |                               | \$267+\$31 per 1/4 hr after<br>2.25 hrs                                |                                |                             |                  |                 |                 |
| h. General Research Requests   | \$55 (minimum) per half-hour               |   |                               | \$62 (minimum) per half-hour   |                                |                             |                  |                 |                 |
| <b>SUBTOTAL PLANNING FEE PROGRAM</b>   |  |   | <b>95.3%</b>                  |  | <b>5,718,742</b>               | <b>5,200,000</b>            | <b>5,566,500</b> | <b>90.9%</b>    | <b>97.3%</b>    |
| <b>1. GENERAL PLAN UPDATE FEE</b>  | New Fee                                    | Category I                                  |                               | Additional 1.25% applied to<br>Entitlement and Building<br>Permit Fees | 200,000                        | 0                           | 200,000          | 0.0%            | 100.0%          |
| <b>SUBTOTAL GENERAL PLAN UPDATE</b>  |  |   | <b>N/A</b>                    |  | <b>200,000</b>                 | <b>0</b>                    | <b>200,000</b>   | <b>0.0%</b>     | <b>100.0%</b>   |

**DEPARTMENTAL FEES & CHARGES**
**PLANNING, BUILDING AND CODE ENFORCEMENT**

| Service  | Adopted<br>2003-2004 Fee  | Council Policy<br>Cost Recovery<br>Category | Adopted<br>Cost<br>Recovery % | Proposed 2004-2005 Fee  | 2004-2005<br>Estimated<br>Cost | Estimated 2004-2005 Revenue |                 | % Cost Recovery |                 |
|--|---|---|-------------------------------|---|--------------------------------|-----------------------------|-----------------|-----------------|-----------------|
|  |   |   |                               |   |                                | Current<br>Fee              | Proposed<br>Fee | Current<br>Fee  | Proposed<br>Fee |
| <b>BUILDING FEE PROGRAM</b>  |   |   |                               |   |                                |                             |                 |                 |                 |
| <b>1. SALE OF PUBLICATIONS &amp; PHOTOCOPIES</b>                       |   | Category II                                 |                               |   |                                |                             |                 |                 |                 |
| a. Sale of Publications  | 100% of printing cost   |   |                               | No Change   |                                |                             |                 |                 |                 |
| b. Photocopies   |   |   |                               | " "   |                                |                             |                 |                 |                 |
| • 8 1/2 X 11   | \$0.15 each page  |   |                               | " "   |                                |                             |                 |                 |                 |
| • 11 X 17  | \$0.25 each page  |   |                               | " "   |                                |                             |                 |                 |                 |
| • Microfiche/Microfilm   | \$0.25 for each additional page   |   |                               | " "   |                                |                             |                 |                 |                 |
| c. Optical image reproduction  |   |   |                               | " "   |                                |                             |                 |                 |                 |
| • 8 1/2 X 11   | \$0.25 each page  |   |                               | " "   |                                |                             |                 |                 |                 |
| • Plans  | \$4.50 each page  |   |                               | " "   |                                |                             |                 |                 |                 |
| <b>2. MINIMUM FEES</b>   |   | Category I                                  |                               |   |                                |                             |                 |                 |                 |
| a Min. Plan Check Fee  | \$22.50/permit (10 min counter review)<br>\$67.50/permit (30 min counter review)<br>\$135 initial or express plan review) |   |                               | \$28.50/permit (10 min counter review)<br>\$85/permit (30 min counter review)<br>\$170 per hour   |                                |                             |                 |                 |                 |
| b. Min. Permit Fee   | \$81 per permit   |   |                               | \$166 per hour (20 minute minimum)  |                                |                             |                 |                 |                 |
| <b>3. PERMIT TIME EXTENSION</b>  | \$100 per hour with \$50 minimum  | Category I                                  |                               | No Change   |                                |                             |                 |                 |                 |
| <b>4. RECORD RETENTION/ MICROFILMING</b>                               | 5% of the permit application cost with a \$15 minimum and \$2,000 maximum; except for electronic plan submissions         | Category I                                  |                               | 10% of the permit application cost with a \$15 minimum and \$2,000 maximum; except for electronic plan submissions which will be 5% of the permit application cost<br>\$35 (not applicable to on-line applications) |                                |                             |                 |                 |                 |
| a. Refund Processing Fee - for withdrawal, cancellation or overpayment | New Fee   |   |                               | Eliminate   |                                |                             |                 |                 |                 |
| b. Plan Retrieval from Record Center                                   | \$30  |   |                               | \$35 per request  |                                |                             |                 |                 |                 |
| c. Plan Authorization Process Fee                                      | New Fee   |   |                               |   |                                |                             |                 |                 |                 |
| <b>5. SPECIAL INSPECTIONS AND SERVICES</b>                             |   | Category I                                  |                               |   |                                |                             |                 |                 |                 |
| a. Inspections outside normal business hours                           | \$162 per hr (4 hour minimum)   |   |                               | \$166 per hr (4 hour minimum)   |                                |                             |                 |                 |                 |

**DEPARTMENTAL FEES & CHARGES**
**PLANNING, BUILDING AND CODE ENFORCEMENT**

| Service   | Adopted<br>2003-2004 Fee   | Council Policy<br>Cost Recovery<br>Category | Adopted<br>Cost<br>Recovery % | Proposed 2004-2005 Fee   | 2004-2005<br>Estimated<br>Cost | Estimated 2004-2005 Revenue |                 | % Cost Recovery |                 |
|---|--|---|-------------------------------|--|--------------------------------|-----------------------------|-----------------|-----------------|-----------------|
|   |  |   |                               |  |                                | Current<br>Fee              | Proposed<br>Fee | Current<br>Fee  | Proposed<br>Fee |
| <b>5. SPECIAL INSPECTIONS AND SERVICES (CONTD.)</b>   |  |   |                               |  |                                |                             |                 |                 |                 |
| b. Reinspection Fee   | \$162 per hr (1/2 hour minimum)  |   |                               | \$166 per hr (1/2 hr minimum)  |                                |                             |                 |                 |                 |
| c. Services for which no fee is specifically indicated  | \$162 per hr (1/2 hour minimum)  |   |                               | \$166 per hr (1/2 hr minimum)  |                                |                             |                 |                 |                 |
| d. Expedited inspection service   | \$162 per hr (1/2 hour minimum)  |   |                               | \$166 per hr (1/2 hr minimum)  |                                |                             |                 |                 |                 |
| e. Additional plan review required by changes, additions or revisions to approved plans         | \$135 per hr (1/2 hour minimum)  |   |                               | \$170 per hr (1/2 hr minimum)  |                                |                             |                 |                 |                 |
| f. Building, Plumbing, Mechanical and Electrical Survey Requests, including fire damage surveys | \$162 per hr (1/2 hour minimum)  |   |                               | \$166 per hr (1/2 hr minimum)  |                                |                             |                 |                 |                 |
| g. Fee for work without a permit  | An amount equal to the costs of the permit   |   |                               | No Change  |                                |                             |                 |                 |                 |
| <b>6. BUILDING PLAN CHECKING</b>  |  | Category I                                  |                               |  |                                |                             |                 |                 |                 |
| a. Residential  | 72% of building permit fee (review time now limited to hours paid for after 2 review cycles) |   |                               | \$170 per hr - Base fee is established on average review time per product times \$170 (review time is now limited to hours paid for after 2 hrs in the 2nd review cycle) |                                |                             |                 |                 |                 |
| b. Non-Residential  | 72% of building permit fee (review time now limited to hours paid for after 2 review cycles) |   |                               | 72% of building permit fee + \$170 per hr for excessive review hrs (base review time limited to hours paid for after 2 hrs in the 2nd review cycle)                      |                                |                             |                 |                 |                 |
| c. Factory Built Dwelling or Mobile Home Installed on a permanent foundation                    | 15% of building permit fee   |   |                               | \$170 per hour   |                                |                             |                 |                 |                 |
| d. Energy Conservation  | 12% of building permit fee   |   |                               | No Change  |                                |                             |                 |                 |                 |
| e. Subdivisions-Plot Review   | \$135 per hr (15 min. minimum)   |   |                               | \$170 per hr (15 min minimum)  |                                |                             |                 |                 |                 |
| f. Expedited Plan Review  |  |   |                               |  |                                |                             |                 |                 |                 |
| - Express Plan Check  | 1.5 times the plan check fee   |   |                               | No Change  |                                |                             |                 |                 |                 |
| - Intermediate Plan Check   | 1.5 times the plan check fee   |   |                               | " "  |                                |                             |                 |                 |                 |
| - Special Tenant Improvements   | 1.5 times the plan check fee with minimum of \$1,000   |   |                               | " "  |                                |                             |                 |                 |                 |
| g. Complexity Base Fees   |  |   |                               |  |                                |                             |                 |                 |                 |
| + additional charges for the following:   |  |   |                               |  |                                |                             |                 |                 |                 |
| Historic  | \$135 per hr (1/2 hour minimum)  |   |                               | \$170 per hr (1/2 hour minimum)  |                                |                             |                 |                 |                 |
| Geohazard Zone  | " " " "  |   |                               | " " " "  |                                |                             |                 |                 |                 |
| Seismic Hazards   | " " " "  |   |                               | " " " "  |                                |                             |                 |                 |                 |
| Flood Zone  | " " " "  |   |                               | " " " "  |                                |                             |                 |                 |                 |



**DEPARTMENTAL FEES & CHARGES**
**PLANNING, BUILDING AND CODE ENFORCEMENT**

| Service                                      | Adopted<br>2003-2004 Fee  | Council Policy<br>Cost Recovery<br>Category | Adopted<br>Cost<br>Recovery % | Proposed 2004-2005 Fee  | 2004-2005<br>Estimated<br>Cost | Estimated 2004-2005 Revenue |                 | % Cost Recovery |                 |
|--|---|---|-------------------------------|---|--------------------------------|-----------------------------|-----------------|-----------------|-----------------|
|  |   |   |                               |   |                                | Current<br>Fee              | Proposed<br>Fee | Current<br>Fee  | Proposed<br>Fee |
| <b>6. BUILDING PLAN CHECKING</b><br>(CONTD.) |   |   |                               |   |                                |                             |                 |                 |                 |
| g. Complexity Base Fees (Cont'd.)            |   |   |                               |   |                                |                             |                 |                 |                 |
| Planning Adjustment Required                 | \$135 per hr (1/2 hour minimum)   |   |                               | \$170 per hr (1/2 hour minimum)   |                                |                             |                 |                 |                 |
| Planning Conformance Review                  | " " " "   |   |                               | " " " "   |                                |                             |                 |                 |                 |
| Structural Calculation                       | " " " "   |   |                               | " " " "   |                                |                             |                 |                 |                 |
| Soils Report                                 | \$135 per hr (1/2 hour minimum)   |   |                               | \$170 per hr (1/2 hr minimum)   |                                |                             |                 |                 |                 |
| Fire Review                                  | \$135 per hr (1/2 hour minimum)   |   |                               | " " " "   |                                |                             |                 |                 |                 |
| <b>7. BUILDING PERMITS</b>                   |   | Category I                                  |                               |   |                                |                             |                 |                 |                 |
| a. Residential                               | \$162 per inspection hour<br>required   |   |                               | \$166 per inspection hr<br>residential, new construction,<br>No Change  |                                |                             |                 |                 |                 |
| b. Non-Residential                           | Varies based on total building<br>valuation and current UBC fee<br>schedule   |   |                               |   |                                |                             |                 |                 |                 |
| c. Reroofing - Residential                   | \$162 (1 hour inspection rate)  |   |                               | \$166 (1 hour inspection rate)  |                                |                             |                 |                 |                 |
| - Non-Residential                            | \$211 (30% higher than<br>residential)  |   |                               | \$215 (30% higher than<br>residential)  |                                |                             |                 |                 |                 |
| d. Accessibility Exemption<br>Application    | \$135 per application   |   |                               | \$170 per application   |                                |                             |                 |                 |                 |
| e. Alternate Materials & Methods<br>Request  | \$405 per application for 3 hours<br>plus \$135 for each addl hr.   |   |                               | \$510 per application for 3 hrs<br>plus \$170 for each addl hr.   |                                |                             |                 |                 |                 |
| f. Permit Processing Fee                     |   |   |                               |   |                                |                             |                 |                 |                 |
| • Residential                                | \$35 per first trade and \$25 for<br>each additional trade as<br>minimum or \$100 per hour for<br>extended processing times |   |                               | No Change   |                                |                             |                 |                 |                 |
| • Non-Residential                            | \$35 per first trade and \$25 for<br>each additional trade as<br>minimum or \$100 per hour for<br>extended processing times |   |                               | No Change   |                                |                             |                 |                 |                 |
| <b>8. PLUMBING PERMITS</b>                   |   | Category I                                  |                               |   |                                |                             |                 |                 |                 |
| a. Residential                               | \$162 per inspection hour<br>required   |   |                               | \$166 per inspection hour<br>required   |                                |                             |                 |                 |                 |
| b. Non-Residential                           | \$81 per permit or living unit<br>+ cost per sq. ft based on<br>type of construction project                                |   |                               | \$166 per inspection hour<br>required or applicable sq.ft.<br>rate whichever is higher AND<br>fixture rate per fee schedule |                                |                             |                 |                 |                 |
| c. Plan Check Fee                            | 25% of Plumbing Permit fee or<br>\$135/hr., whichever is greater  |   |                               | 25% of Plumbing Permit fee or<br>\$170/hr., whichever is greater  |                                |                             |                 |                 |                 |
| d. Express Plan Check                        | 1.5 times regular Plan Check Fee  |   |                               | No Change   |                                |                             |                 |                 |                 |

**DEPARTMENTAL FEES & CHARGES**
**PLANNING, BUILDING AND CODE ENFORCEMENT**

| Service                                       | Adopted<br>2003-2004 Fee   | Council Policy<br>Cost Recovery<br>Category | Adopted<br>Cost<br>Recovery % | Proposed 2004-2005 Fee   | 2004-2005<br>Estimated<br>Cost | Estimated 2004-2005 Revenue |                 | % Cost Recovery |                 |
|---|--|---|-------------------------------|--|--------------------------------|-----------------------------|-----------------|-----------------|-----------------|
|   |  |   |                               |  |                                | Current<br>Fee              | Proposed<br>Fee | Current<br>Fee  | Proposed<br>Fee |
| <b>9. MECHANICAL PERMITS</b>                  |  |   |                               |  |                                |                             |                 |                 |                 |
| a. Residential                                | \$162 per inspection hour required   |   |                               | \$166 per inspection hour required   |                                |                             |                 |                 |                 |
| b. Non-Residential                            | \$162 per inspection hour required or applicable sq. ft. rate, whichever is higher AND fixture rate per fee schedule |   |                               | \$166 per inspection hr required or applicable sq. ft. rate, whichever is higher AND fixture rate per fee schedule   |                                |                             |                 |                 |                 |
| c. Plan Check Fee                             | 25% of Mechanical Permit fee or \$135/hr., whichever is greater  |   |                               | 25% of Mechanical Permit fee or \$170/hr, whichever is greater   |                                |                             |                 |                 |                 |
| d. Express Plan Check                         | 1.5 times regular Plan Check Fee   |   |                               | No Change  |                                |                             |                 |                 |                 |
| <b>10. ELECTRICAL PERMITS</b>                 |  | Category I                                  |                               |  |                                |                             |                 |                 |                 |
| a. Residential                                | \$162 per inspection hour required   |   |                               | \$166 per inspection hour required   |                                |                             |                 |                 |                 |
| b. Non-Residential                            | \$162 per inspection hour required or applicable sq. ft. rate, whichever is higher AND fixture rate per fee schedule |   |                               | \$166 per inspection hour required or applicable sq. ft. rate, whichever is higher AND fixture rate per fee schedule |                                |                             |                 |                 |                 |
| c. Plan Check Fee                             | 35% of Electrical Permit fee or \$135/hr, whichever is greater   |   |                               | 35% of Electrical Permit fee or \$170/hr, whichever is greater   |                                |                             |                 |                 |                 |
| d. Express Plan Check                         | 1.5 times regular Plan Check Fee   |   |                               | No Change  |                                |                             |                 |                 |                 |
| <b>11. COMPLIANCE REPORTS</b>                 | \$486 per inspection (3 hour)  | Category I                                  |                               | \$498 per inspection (3 hour)  |                                |                             |                 |                 |                 |
| <b>12. ANNUAL MAINTENANCE PERMIT FEE</b>      | \$1,945 per permit (12 one-hour inspections) for Electrical, Mechanical, or Plumbing Trades                          | Category I                                  |                               | \$1,992 per permit (12 one-hr inspections) for Electrical, Mechanical, or Plumbing Trades                            |                                |                             |                 |                 |                 |
| <b>13. ROUGH FRAMING FEE</b>                  | \$324 per permit (2-hr inspection)   | Category I                                  |                               | \$340 per permit (2-hour inspection)   |                                |                             |                 |                 |                 |
| <b>14. TEMPORARY CERTIFICATE OF OCCUPANCY</b> | \$648 + \$162/hr after first 4 hrs   | Category I                                  |                               | \$664 + \$166/hr after first 4 hrs   |                                |                             |                 |                 |                 |
| <b>15. ADDRESSING FEE</b>                     | \$200 minimum (2 hrs), additional time costs \$100 per hour  | Category I                                  |                               | No Change  |                                |                             |                 |                 |                 |

**DEPARTMENTAL FEES & CHARGES**
**PLANNING, BUILDING AND CODE ENFORCEMENT**

| Service   | Adopted<br>2003-2004 Fee   | Council Policy<br>Cost Recovery<br>Category | Adopted<br>Cost<br>Recovery % | Proposed 2004-2005 Fee      | 2004-2005<br>Estimated<br>Cost | Estimated 2004-2005 Revenue |                 | % Cost Recovery |                 |
|---|--|---|-------------------------------|-----------------------------|--------------------------------|-----------------------------|-----------------|-----------------|-----------------|
|   |  |   |                               |                             |                                | Current<br>Fee              | Proposed<br>Fee | Current<br>Fee  | Proposed<br>Fee |
| <b>16. DOCUMENT RESEARCH FEE</b>                            | \$25 minimum (one-half hour);<br>additional time costs \$50 per hr | Category I                                  |                               | No Change                   |                                |                             |                 |                 |                 |
| <b>SUBTOTAL-BUILDING FEE PROGRAM</b>                        |  |   | 97.9%                         |                             | 21,643,075                     | 20,750,000                  | 21,643,075      | 95.9%           | 100.0%          |
| <b>CODE ENFORCEMENT</b>                                     |  |   |                               |                             |                                |                             |                 |                 |                 |
| <b>1. MULTIPLE HOUSING PERMITS<br/>(Triplex and above)</b>  |  |   |                               |                             |                                |                             |                 |                 |                 |
| a. Multiple Housing Permit                                  | \$30.94 per unit   | Category I                                  | 100.0%                        | \$31.45 per unit            | 2,390,612                      | 2,324,681                   | 2,390,612       | 97.2%           | 100.0%          |
| b. Reinspection Fee   | \$154 per building   | Category I                                  | 100.0%                        | \$156.30 per building       | 4,120                          | 4,004                       | 4,120           | 97.2%           | 100.0%          |
| c. Permit Transfer  | \$35.00 per transfer   | Category I                                  | 99.9%                         | No Change                   | 4,375                          | 4,375                       | 4,375           | 100.0%          | 100.0%          |
| d. Permit Reinstatement                                     | \$784 per building   | Category I                                  | N/A                           | \$799 per building          | 0                              | 0                           | 0               | N/A             | N/A             |
| e. Permit Penalties & Interest                              | Fee varies by length of<br>delinquency                             | Category II                                 | N/A                           | No Change                   | N/A                            | 40,000                      | 40,000          | N/A             | N/A             |
| <b>2. AUTOMOBILE DISMANTLER PERMIT</b>                      | \$291 per year   | Category I                                  | 100.0%                        | \$300 per year              | 6,000                          | 5,620                       | 5,800           | 93.7%           | 96.7%           |
| <b>3. NEGLECTED/VACANT HOUSE<br/>REGISTRATION FEE</b>       | \$359.00 per quarter per house                                     | Category I                                  | 100.0%                        | \$360 per quarter per house | 37,786                         | 37,695                      | 37,786          | 99.8%           | 100.0%          |
| <b>SUBTOTAL - HOUSING AND<br/>MISCELLANEOUS PERMIT FEES</b> |  |   | 101.2%                        |                             | 2,442,893                      | 2,416,375                   | 2,482,693       | 98.9%           | 101.6%          |
| <b>4. SOLID WASTE<br/>ENFORCEMENT FEE</b>                   | \$0.75 per ton   | Category I                                  | 100.0%                        | \$0.80 per ton              | 2,549,626                      | 2,388,000                   | 2,548,950       | 93.7%           | 100.0%          |
| <b>5. LANDFILL CLOSURE AND<br/>POST CLOSURE FEES</b>        |  | Category I                                  | N/A                           |                             | 0                              | 0                           | 0               | N/A             | N/A             |
| a. Solid Waste Facilities Permit<br>Application             | \$500 per application  |   |                               | No Change                   |                                |                             |                 |                 |                 |
| b. Revised Solid Waste Fac Permit<br>Application            | \$500 per application  |   |                               | " "                         |                                |                             |                 |                 |                 |
| c. Review of Solid Waste Facilities<br>Application          | \$500 per application  |   |                               | " "                         |                                |                             |                 |                 |                 |
| d. Closure and Post Closure Maint Plan                      | \$1,550 per landfill permit<br>application                         |   |                               | " "                         |                                |                             |                 |                 |                 |
| e. Modification of Closure Maint Plan                       | \$700 per application  |   |                               | " "                         |                                |                             |                 |                 |                 |

**DEPARTMENTAL FEES & CHARGES**
**PLANNING, BUILDING AND CODE ENFORCEMENT**

| Service   | Adopted<br>2003-2004 Fee                                  | Council Policy<br>Cost Recovery<br>Category | Adopted<br>Cost<br>Recovery % | Proposed 2004-2005 Fee                                    | 2004-2005<br>Estimated<br>Cost | Estimated 2004-2005 Revenue |                  | % Cost Recovery |                 |
|---|---|---|-------------------------------|---|--------------------------------|-----------------------------|------------------|-----------------|-----------------|
|   |   |   |                               |   |                                | Current<br>Fee              | Proposed<br>Fee  | Current<br>Fee  | Proposed<br>Fee |
| 6. ABANDONED CART PROGRAM<br>a. Business with carts avail to public<br>b. Business with carts avail to public | 26 - 100 carts \$185/year<br>101 or more carts \$185/year | Category I                                  | 19.0%                         | 26 - 100 carts \$200/year<br>101 or more carts \$200/year | 116,218                        | 27,750                      | 30,570           | 23.9%           | 26.3%           |
| 7. AUTO BODY REPAIR SHOP<br>PERMIT  | \$196.00 per shop   | Category I                                  | N/A                           | No Change   | 0                              | 0                           | 0                | N/A             | N/A             |
| 8. AUTO BODY, REPAIR AND<br>DISMANTLER FACILITY<br>REINSPECTION PERMIT FEE                                    | \$165 per shop  | Category I                                  | N/A                           | No Change   | 0                              | 0                           | 0                | N/A             | N/A             |
| <b>SUBTOTAL CODE ENFORCEMENT FEE PROGRAM</b>  |   |   |                               |   | <b>5,108,737</b>               | <b>4,832,125</b>            | <b>5,062,213</b> | <b>94.6%</b>    | <b>99.1%</b>    |

|  |                   |                   |                   |              |              |
|--|-------------------|-------------------|-------------------|--------------|--------------|
| <b>TOTAL DEPARTMENT - GENERAL FUND</b>     | 32,670,554        | 30,782,125        | 32,471,788        | 94.2%        | 99.4%        |
| <b>TOTAL DEPARTMENT - NON-GENERAL FUND</b> | N/A               | N/A               | N/A               | N/A          | N/A          |
| <b>TOTAL DEPARTMENT - CATEGORY I</b>       | 32,670,554        | 30,742,125        | 32,431,788        | 94.1%        | 99.3%        |
| <b>TOTAL DEPARTMENT - CATEGORY II</b>      | N/A               | 40,000            | 40,000            | N/A          | N/A          |
| <b>TOTAL DEPARTMENT</b>                    | <b>32,670,554</b> | <b>30,782,125</b> | <b>32,471,788</b> | <b>94.2%</b> | <b>99.4%</b> |

**PLANNED DEVELOPMENT PREZONING  
AND REZONING PERMIT FEE SCHEDULE**

**Exhibit A**

| DESCRIPTION                            | 2003 - 2004 FEE   |                       | PROPOSED 2004 - 2005  |                      |
|--|---|-----------------------|---|----------------------|
|  | FEE   | FEE RANGE             | FEE   | FEE RANGE            |
| <b>RESIDENTIAL</b>                     |   |                       |   |                      |
| Minimum Fee                            | \$3,800   | -                     | \$3,950   | -                    |
| 5%+ Slope or within 100' of stream bed | \$1,473   |                       | \$1,625   |                      |
| <b>3 to 25 dwellings</b>               | \$3,930+\$142 per dwelling unit   | \$4,386 - \$7,480     | \$4,085+\$148 per dwelling unit   | \$4,528 - \$7,777    |
| 5%+ Slope or within 100' of stream bed | \$2,941   |                       | \$3,060   |                      |
| <b>26 to 100 dwellings</b>             | \$5,480+\$80 per dwelling unit  | \$7,560 - \$13,480    | \$5,700+\$83 per dwelling unit  | \$7,863 - \$14,020   |
| 5%+ Slope or within 100' of stream bed | \$3,690   |                       | \$3,835   |                      |
| <b>101 to 500 dwellings</b>            | \$8,525+\$50 per dwelling unit  | \$13,575 - \$33,524   | \$8,865+\$52 per dwelling unit  | \$14,117 - \$34,865  |
| 5%+ Slope or within 100' of stream bed | \$5,157   |                       | \$5,365   |                      |
| <b>Over 500 dwellings</b>              | \$13,565 + \$40 per dwelling unit   | \$33,568 - No Maximum | \$14,110 + \$42 per dwelling unit   | \$34,951- No Maximum |
| 5%+ Slope or within 100' of stream bed | \$5,894   |                       | \$6,130   |                      |
| <b>NON-RESIDENTIAL</b>                 |   |                       |   |                      |
| <b>0 to 1,999 square feet</b>          | \$3,800   | -                     | \$3,950   | -                    |
| 5%+ Slope or within 100' of stream bed | \$1,114   |                       | \$1,160   |                      |
| <b>2,000 to 9,999 square feet</b>      | \$3,830 for first 2,000 square feet<br>+ \$.30 for each additional sq ft  | \$3,830 - \$6,200     | \$3,985 for first 2,000 square feet<br>+ \$.31 for each additional sq ft  | \$3,985 - \$6,450    |
| 5%+ Slope or within 100' of stream bed | \$2,222   |                       | \$2,310   |                      |
| <b>10,000 to 49,999 square feet</b>    | \$6,200 for first 10,000 square feet<br>+ \$.19 for each additional sq ft | \$6,200 - \$13,700    | \$6,450 for first 10,000 square feet<br>+ \$.20 for each additional sq ft | \$6,200 - \$13,700   |
| 5%+ Slope or within 100' of stream bed | \$3,349   |                       | \$3,485   |                      |

**PLANNED DEVELOPMENT PREZONING  
AND REZONING PERMIT FEE SCHEDULE (CONT'D.)**

**Exhibit A (Cont'd.)**

| DESCRIPTION   | 2003 - 2004 FEE   |                       | PROPOSED 2004 - 2005  |                       |
|---|---|-----------------------|---|-----------------------|
|   | FEE   | FEE RANGE             | FEE   | FEE RANGE             |
| <b>NON-RESIDENTIAL (Cont'd.)</b>                              |   |                       |   |                       |
| <b>50,000 to 99,999 square feet</b>                           | \$13,700 for first 50,000 square feet + \$.12 for ea. additional sq ft  | \$13,700 - \$19,730   | \$14,250 for first 50,000 square feet + \$.13 for ea. additional sq ft  | \$13,700 - \$19,730   |
| <b>5%+ Slope or within 100' of stream bed</b>                 | \$4,049   |                       | \$4,210   |                       |
| <b>100,000 square feet and over</b>                           | \$19,730 for first 100,000 square feet + \$.06 for ea. additional sq ft | \$19,730 - No Maximum | \$20,520 for first 100,000 square feet + \$.06 for ea. additional sq ft | \$19,730 - No Maximum |
| <b>5%+ Slope or within 100' of stream bed</b>                 | \$5,157   |                       | \$5,365   |                       |
| <b>ADDITIONAL CHARGES</b>                                     |   |                       |   |                       |
| <b>Outdoor Use</b>  | \$6,900 Maximum   | -                     | \$7,175 Maximum   | -                     |
| <b>Hazardous Waste Facility Subject to Tanner Legislation</b> | \$9,950   | -                     | \$10,350  | -                     |
| <b>Conversion to Condominiums</b>                             | \$7,940 + \$158 per unit  | -                     | \$8,260 + \$164 per unit  | -                     |

**PLANNED DEVELOPMENT PERMIT  
FEE SCHEDULE**

**Exhibit B**

| DESCRIPTION                            | 2003 - 2004 FEE  |                       | PROPOSED 2004 - 2005   |                       |
|--|--|-----------------------|--|-----------------------|
|  | FEE  | FEE RANGE             | FEE  | FEE RANGE             |
| <b>RESIDENTIAL</b>                     |  |                       |  |                       |
| Up to 2 dwellings                      | \$1,445  | -                     | \$1,555  | -                     |
| 5%+ Slope or within 100' of stream bed | \$1,084  |                       | \$1,165  |                       |
| 3 to 25 dwellings                      | \$1,570 + \$107 per dwelling unit                                      | \$1,891 - \$4,249     | \$1,690 + \$115 per dwelling unit                                      | \$2,035 - \$4,565     |
| 5%+ Slope or within 100' of stream bed | \$2,155  |                       | \$2,315  |                       |
| 26 to 100 dwellings                    | \$3,165 + \$50 per dwelling unit                                       | \$4,463 - \$8,158     | \$3,400 + \$54 per dwelling unit                                       | \$4,798 - \$8,775     |
| 5%+ Slope or within 100' of stream bed | \$3,239  |                       | \$3,480  |                       |
| 101 to 500 dwellings                   | \$4,870 + \$34 per dwelling unit                                       | \$8,313 - \$21,918    | \$5,235 + \$37 per dwelling unit                                       | \$8,927 - \$23,510    |
| 5%+ Slope or within 100' of stream bed | \$3,939  |                       | \$4,235  |                       |
| Over 500 dwellings                     | \$8,525 + \$27 per dwelling unit                                       | \$21,946 - No Maximum | \$9,165 + \$29 per dwelling unit                                       | \$23,707 - No Maximum |
| 5%+ Slope or within 100' of stream bed | \$5,017  |                       | \$5,395  |                       |
| <b>NON-RESIDENTIAL</b>                 |  |                       |  |                       |
| 0 to 1,999 square feet                 | \$1,445  | -                     | \$1,555  | -                     |
| 5%+ Slope or within 100' of stream bed | \$737  |                       | \$790  |                       |
| 2,000 to 9,999 square feet             | \$1,460 for first 2,000 square feet + \$.20 for each additional sq ft  | \$1,460 - \$3,070     | \$1,570 for first 2,000 square feet + \$.22 for each additional sq ft  | \$1,570 - \$3,300     |
| 5%+ Slope or within 100' of stream bed | \$1,425  |                       | \$1,530  |                       |
| 10,000 to 49,999 square feet           | \$3,070 for first 10,000 square feet + \$.13 for each additional sq ft | \$3,070 - \$8,425     | \$3,300 for first 10,000 square feet + \$.14 for each additional sq ft | \$3,300 - \$9,055     |
| 5%+ Slope or within 100' of stream bed | \$2,155  |                       | \$2,625  |                       |

**PLANNED DEVELOPMENT PERMIT  
FEE SCHEDULE (CONT'D.)**

**Exhibit B (Cont'd.)**

| DESCRIPTION   | 2003 - 2004 FEE  |                       | PROPOSED 2004 - 2005   |                       |
|---|--|-----------------------|--|-----------------------|
|   | FEE  | FEE RANGE             | FEE  | FEE RANGE             |
| <b>NON-RESIDENTIAL (Cont'd.)</b>                                |  |                       |  |                       |
| <b>50,000 to 99,999 square feet</b>                             | \$8,425 for first 50,000 square feet + \$.09 for each additional sq ft   | \$8,425 - \$13,115    | \$9,055 for first 50,000 square feet + \$.10 for each additional sq ft   | \$9,055 - \$14,100    |
| 5%+ Slope or within 100' of stream bed                          | \$2,856  |                       | \$3,070  |                       |
| <b>100,000 square feet and over</b>                             | \$13,115 for first 100,000 square feet + \$.06 for each additional sq ft | \$13,115 - No Maximum | \$14,100 for first 100,000 square feet + \$.06 for each additional sq ft | \$14,100 - No Maximum |
| 5%+ Slope or within 100' of stream bed                          | \$3,617  |                       | \$4,404  |                       |
| <b>ADDITIONAL CHARGES</b>                                       |  |                       |  |                       |
| <b>Outdoor Use*</b>   | \$6,900 Maximum  | -                     | \$7,175 Maximum  | -                     |
| <b>Drive-Through Use</b>  | \$2,545  | -                     | \$2,645  | -                     |
| <b>Midnight - 6 a.m. Operation</b>                              | \$2,545  | -                     | \$2,645  | -                     |
| <b>Mobilehome Conversion</b>                                    | \$3,250  | -                     | \$3,380  | -                     |
| <b>Hazardous Waste Facility Subject to Tanner Legislation**</b> | \$9,950  | -                     | \$10,350   | -                     |
| <b>Conversion to Condominiums</b>                               | \$7,940 + \$158 per unit   | -                     | \$8,260 + \$164 per unit   | -                     |

\*Outdoor Use charge does not apply to an amendment to an existing permit.

\*\*Applies only to applications for which rezoning was filed prior to July 1, 1990



**ENVIRONMENTAL IMPACT REPORT  
FEE SCHEDULE**

*Exhibit C*

| DESCRIPTION   | 2003 - 2004 FEE  |           | PROPOSED 2004 - 2005   |           |
|---|--|-----------|--|-----------|
|   | FEE  | FEE RANGE | FEE  | FEE RANGE |
| <b>RESIDENTIAL</b>  |  |           |  |           |
| <b>All Projects</b>   | 10% of EIR Consultant contract (with \$10,000 minimum) and all publishing and noticing costs |           | 10% of EIR Consultant contract (with \$10,000 minimum) and all publishing and noticing costs |           |
| <b>EIR Preliminary Review Fee</b>   | \$1,100  |           | \$1,240  |           |
| <b>Mitigation Monitoring Fee</b>  | 1,650  |           | \$1,850  |           |
| <b>ADDITIONAL CHARGES</b>   |  |           |  |           |
| FOR REVIEW OF AN EIR APPLICATION WHICH WAS FILED IN CONJUNCTION WITH THE FOLLOWING:   |  |           |  |           |
| <b>a. Mixed-Use General Plan Amendment</b>  | \$7,125  | -         | \$7,980  | -         |
| <b>b. Development Permit for a Hazardous Waste Treatment, Storage or Disposal Facility (Health &amp; Safety Code 25200.2 (b) Tanner Bill)</b> | \$7,125  | -         | \$7,980  | -         |
| <b>c. Hazardous Waste Disposal Site General Plan Amendment (Tanner Bill)</b>  | \$7,125  | -         | \$7,980  | -         |

**ENVIRONMENTAL IMPACT REPORT  
FEE SCHEDULE (CONT'D.)**

*Exhibit C (Cont'd.)*

| DESCRIPTION   | 2003 - 2004 FEE |           | PROPOSED 2004 - 2005 |           |
|---|-----------------|-----------|----------------------|-----------|
|   | FEE             | FEE RANGE | FEE                  | FEE RANGE |
| <b>ADDITIONAL CHARGES (Cont'd.)</b>                           |                 |           |                      |           |
| d. Development Permit for a Landfill Facility                 | \$5,320         | -         | \$5,960              | -         |
| e. Candidate Solid Waste Disposal Site General Plan Amendment | \$5,320         | -         | \$5,960              | -         |
| f. Development Permit for a Site in a Geologic Hazards Zone   | \$2,700         | -         | \$3,024              | -         |
| g. Urban Service Area Expansion General Plan Amendment        | \$1,765         | -         | \$1,975              | -         |
| h. Modification to Urban Growth Boundary                      | \$1,765         | -         | \$1,975              | -         |

**SITE DEVELOPMENT PERMIT  
FEE SCHEDULE**

**Exhibit D**

The following application fees shall be charged as set forth in Tables A and B. Table A shall be used in determining the fee for permits and for permit amendments for existing buildings which do not involve new construction, improvements, or expansion, and for the conversion of an existing single family house to a day care/nursery school. Table B shall be used in calculating the fee for new construction and for improvements and/or expansion of existing buildings.

| DESCRIPTION                             | 2003 - 2004 FEE  |                       | PROPOSED 2004 - 2005   |                       |
|---|--|-----------------------|--|-----------------------|
|   | FEE  | FEE RANGE             | FEE  | FEE RANGE             |
| <b>TABLE A</b>                          |  |                       |  |                       |
| Site Development Permit                 | \$1,290  | -                     | \$1,420  | -                     |
| Security Traller Permit (SJMC 6.46.080) | \$1,290 - 2 year   | -                     | \$1,420 - 2 year   | -                     |
| Amendment to a Site Development Permit  | \$1,290  | -                     | \$1,420  | -                     |
| <b>TABLE B</b>                          |  |                       |  |                       |
| (Square Footage Charge)                 |  |                       |  |                       |
| 0 to 1,999 square feet                  | \$1,290 + \$.86 per square foot  | \$1,290 - \$3,105     | \$1,420 + \$.95 per square foot  | \$1,420 - \$3,315     |
| 5%+ Slope or within 100' of stream bed  | 1084   |                       | \$1,214  |                       |
| 2,000 to 9,999 square feet              | \$3,015 for first 2,000 square feet + \$.38 for each additional sq ft    | \$3,015 - \$6,090     | \$3,315 for first 2,000 square feet + \$.42 for each additional sq ft    | \$3,315 - \$6,700     |
| 5%+ Slope or within 100' of stream bed  | 2155   |                       | \$2,414  |                       |
| 10,000 to 49,999 square feet            | \$6,090 for first 10,000 square feet + \$.21 for each additional sq ft   | \$6,090 - \$14,370    | \$6,700 for first 10,000 square feet + \$.23 for each additional sq ft   | \$6,700 - \$15,805    |
| 5%+ Slope or within 100' of stream bed  | 3239   |                       | \$3,630  |                       |
| 50,000 to 99,999 square feet            | \$14,370 for first 50,000 square feet + \$.16 for each additional sq ft  | \$14,370 - \$22,285   | \$15,805 for first 50,000 square feet + \$.17 for each additional sq ft  | \$15,805 - \$24,515   |
| 5%+ Slope or within 100' of stream bed  | 3939   |                       | \$4,410  |                       |
| 100,000 square feet and over            | \$22,285 for first 100,000 square feet + \$.08 for each additional sq ft | \$22,285 - No Maximum | \$24,515 for first 100,000 square feet + \$.09 for each additional sq ft | \$24,515 - No Maximum |
| 5%+ Slope or within 100' of stream bed  | 5217   |                       | \$5,217  |                       |

**SITE DEVELOPMENT PERMIT  
FEE SCHEDULE (CONT'D.)**

*Exhibit D (Cont'd.)*

| DESCRIPTION   | 2003 - 2004 FEE |           |
|---|-----------------|-----------|
|   | FEE             | FEE RANGE |
| <b>ADDITIONAL CHARGES</b>                                   |                 |           |
| Outdoor Use*  | \$6,900 Maximum | -         |
| Hazardous Waste Facility<br>Subject to Tanner Legislation** | \$9,950         | -         |

| PROPOSED 2004 - 2005 |           |
|----------------------|-----------|
| FEE                  | FEE RANGE |
| \$7,175 Maximum      | -         |
| \$10,350             | -         |

\*Outdoor Use charge does not apply to an amendment to an existing permit.

\*\*Applies only to applications for which rezoning was filed prior to July 1, 1990

**CONDITIONAL USE PERMIT  
FEE SCHEDULE**

**Exhibit E**

The following application fees shall be charged as set forth in Tables A and B. Table A shall be used in determining the fee for permits and for permit amendments for existing buildings which do not involve new construction improvements or expansion, and for the conversion of an existing single family house to a day care/nursery school. Table B shall be used in calculating the fee for new construction and for improvements and/or expansion of an existing building.

| DESCRIPTION                            | 2003 - 2004 FEE   |                     | PROPOSED 2004 - 2005  |                     |
|--|---|---------------------|---|---------------------|
|  | FEE   | FEE RANGE           | FEE   | FEE RANGE           |
| <b>TABLE A</b>                         |   |                     |   |                     |
| Conditional Use Permit (CUP)           | \$1,715   | -                   | \$1,835   | -                   |
| Conditional Use Permit - Renew         | \$1,715   | -                   | \$1,835   | -                   |
| Amendment to a Conditional Use Permit  | \$1,715   | -                   | \$1,835   | -                   |
| CUP with No New Construction           | Reduce fee (CUP) calculation by 50%                                     |                     | No Change   |                     |
| <b>TABLE B</b>                         |   |                     |   |                     |
| (Square Footage Charge)                |   |                     |   |                     |
| 0 to 1,999 square feet                 | \$1,715 + \$.91 per square foot   | \$1,715 - \$3,530   | \$1,835 + \$.97 per square foot   | \$1,835 - \$3,775   |
| 5%+ Slope or within 100' of stream bed | 1,084   |                     | \$1,160   |                     |
| 2,000 to 9,999 square feet             | \$3,530 for first 2,000 square feet + \$.46 for each additional sq ft   | \$3,530 - \$7,185   | \$3,775 for first 2,000 square feet + \$.49 for each additional sq ft   | \$3,775 - \$7,690   |
| 5%+ Slope or within 100' of stream bed | 2,155   |                     | \$2,305   |                     |
| 10,000 to 49,999 square feet           | \$7,185 for first 10,000 square feet + \$.23 for each additional sq ft  | \$7,185 - \$16,440  | \$7,690 for first 10,000 square feet + \$.25 for each additional sq ft  | \$7,690 - \$17,590  |
| 5%+ Slope or within 100' of stream bed | 3,239   |                     | \$3,465   |                     |
| 50,000 to 99,999 square feet           | \$16,440 for first 50,000 square feet + \$.19 for each additional sq ft | \$16,440 - \$26,180 | \$17,590 for first 50,000 square feet + \$.21 for each additional sq ft | \$16,440 - \$26,180 |
| 5%+ Slope or within 100' of stream bed | 3,939   |                     | \$4,215   |                     |

**CONDITIONAL USE PERMIT  
FEE SCHEDULE (CONT'D.)**

*Exhibit E (Cont'd.)*

| DESCRIPTION   | 2003 - 2004 FEE  |                       | PROPOSED 2004 - 2005   |                       |
|---|--|-----------------------|--|-----------------------|
|   | FEE  | FEE RANGE             | FEE  | FEE RANGE             |
| <b>TABLE B (Cont'd.)</b>  |  |                       |  |                       |
| <b>100,000 square feet and over</b>                             | \$26,180 for first 100,000 square feet + \$.09 for each additional sq ft | \$26,180 - No maximum | \$28,015 for first 100,000 square feet + \$.10 for each additional sq ft | \$26,180 - No maximum |
| 5%+ Slope or within 100' of stream bed                          | 5,217  |                       | \$5,580  |                       |
| <b>ADDITIONAL CHARGES</b>                                       |  |                       |  |                       |
| <b>Outdoor Use*</b>   | \$6,900 Maximum  | -                     | \$7,175 Maximum  | -                     |
| <b>Drive-Through Use</b>  | \$2,545  | -                     | \$2,645  | -                     |
| <b>Midnight to 6 a.m. Operation</b>                             | \$2,545  | -                     | \$2,645  | -                     |
| <b>Hazardous Waste Facility Subject to Tanner Legislation**</b> | \$9,950  | -                     | \$10,350   | -                     |
| <b>Mobilehome Site Conversion</b>                               | \$5,520  | -                     | \$5,740  | -                     |
| <b>Conversion to Condominiums</b>                               | \$7,940 + \$158 per unit   | -                     | \$8,260 + \$164 per unit   | -                     |

\*Outdoor Use charge does not apply to an amendment to an existing permit.

\*\*Applies only to applications for which rezoning was filed prior to July 1, 1990

**PUBLIC NOTICING  
FEE SCHEDULE**

**Exhibit F**

The following fees are charged to offset the cost of contractual mailing services. The base fee is paid upon application and the additional cost in [brackets] is paid prior to mailing.

| DESCRIPTION   | 2003 - 2004 FEE  |                    | PROPOSED 2004 - 2005                                     |                    |
|---|--|--------------------|--|--------------------|
|   | FEE  | FEE RANGE          | FEE  | FEE RANGE          |
| Public Noticing   | \$135 plus \$0.80/notice over 100                        | \$135- no maximum  | \$145 plus \$0.83/notice over 100                        | \$145- no maximum  |
| 300 ft. Radius Noticing   | \$102.00   | \$102 -no maximum  | \$102.00   | \$102 - no maximum |
| General Plan Noticing   | New Fee  |                    | \$394 plus \$0.83/notice over 400                        | \$394 - no maximum |
| Post Card Noticing (add'l for large or controversial projects)              | \$74 plus \$0.60/notice over 100                         | \$74 - no maximum  | \$78 plus \$0.62/notice over 100                         | \$78 - no maximum  |
| Negative Declaration / ND Protest / Recirculation Noticing (up to 4 sheets) | \$122 plus \$0.90/notice over 100                        | \$122 - no maximum | \$129 plus \$0.93/notice over 100                        | \$129 - no maximum |
| Negative Declaration (5 or more sheets)                                     | \$192 plus \$1.60/notice over 100                        | \$192 - no maximum | \$204 plus \$1.68/notice over 100                        | \$204 - no maximum |
| EIR - Hearing Notice  | \$112 plus \$0.80/notice over 100                        | \$112 - no maximum | \$116 plus \$0.80/notice over 100                        | \$116 - no maximum |
| EIR - Notice of Availability  | \$112 plus \$0.80/notice over 100                        | \$112 - no maximum | \$116 plus \$0.80/notice over 100                        | \$116 - no maximum |
| Newspaper Noticing  | Current advertising rate for newspaper used for noticing |                    | Current advertising rate for newspaper used for noticing |                    |